Minute No. 59
Report "B" – Standing Policy Committee on Property and Development, Heritage and Downtown Development – November 16, 2020

Item No. 3 **Complete Communities Direction Strategy Plan –**
Major Redevelopment Site 'I' (Old Southwood Golf Course)
File SPA 1/2020

COUNCIL DECISION:

Council concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and adopted the following:

1. That second and third reading be given to By-law No. 20/2020.

2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

Report "B" – Standing Policy Committee on Property and Development, Heritage and Downtown Development – November 16, 2020

DECISION MAKING HISTORY:

Moved by Councillor Gilroy,

That the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development be adopted by consent.

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On November 18, 2020, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On November 17, 2020, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Winnipeg Public Service and submitted the matter to the Executive Policy Committee and Council.

PUBLIC HEARING SUMMARY

File:	SPA 1/2020
Before:	Standing Policy Committee on Property and Development, Heritage and Downtown Development Councillor Gilroy, Chairperson Councillor Lukes Councillor Santos
Public Hearing:	November 16, 2020 Council Building, 510 Main Street
Applicant:	The City of Winnipeg (Director of Planning, Property and Development)

Subject:

City of Winnipeg

NOTICE OF PUBLIC HEARINGS

Under the authority of The City of Winnipeg Charter, the Standing Policy Committee listed below will conduct PUBLIC HEARINGS for the purpose of allowing interested persons to make submissions, ask questions or register objections in respect of the application(s) listed below. Information or documents concerning the applications and a description of the procedure to be followed at the public hearings are available for inspection by calling 204-986-2636 to make an appointment at Unit 15-30 Fort Street, or by visiting the City Clerk's Department, Susan A. Thompson Building, 510 Main Street between 8:30 a.m. and 4:30 p.m., Monday-Friday, excluding holidays; or on-line at http://www.winnipeg.ca

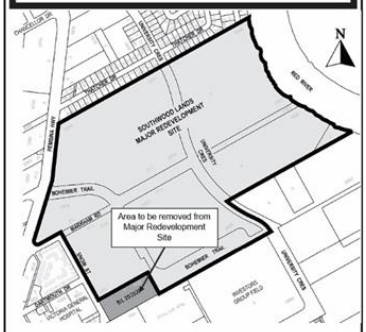
NOTICE OF STANDING POLICY COMMITTEE ON PROPERTY AND DEVELOPMENT, HERITAGE, AND DOWNTOWN DEVELOPMENT

PUBLIC HEARINGS

Date: Monday, November 16, 2020
Time: 3:30 PM
Location: City Hall
Hearing Body: Standing Policy Committee on Property and Development, Heritage, and Downtown Development
Applicant: CITY OF WINNIPEG
File: SPA 01/2020

In order to participate in the Hearing, you must pre-register by phoning 204-986-8001 Or email kmcmillan@winnipeg.ca by 2:30 p.m. on Friday, November 13, 2020. You may also participate in the process by submitting your comments in writing.

THIS HEARING CAN BE VIEWED ON LINE AT: https://winnipeg.ca/council/video.asp



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ASSINIBOIA COMMUNITY

PROPOSAL: Council has given first reading to the By-Law No. 20/2020 (File No. SPA 1/2020) which amends the Complete Communities Direction Strategy By-law No. 68/2010 by removing a 3.8 acre property at 80 Snow Street from the Southwood Lands Major Redevelopment Site (Old Southwood Golf Course). **For information, phone Mr. James Platt, Planner, at 204-986-6918.**

Premises Affected: 80 Snow Street

For submission to: Executive Policy Committee

Prepared by: K. McMillan, Senior Committee Clerk
Standing Policy Committee on Property and Development, Heritage and Downtown Development

Report date: November 17, 2020

Standing Committee Recommendation:

On November 17, 2020, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Winnipeg Public Service and recommended to the Executive Policy Committee:

1. That second and third reading be given to By-law No. 20/2020.

2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

The Standing Policy Committee on Property and Development, Heritage and Downtown Development provided the following supporting reason for its recommendation:

1. This a long-awaited administrative cleanup

Exhibits Filed:

1. Application dated January 9, 2020
2. Notification of Public Hearing dated October 29, 2020
3. Council Decision of September 30, 2020; contains report from the Director of Planning, Property and Development dated July 21, 2020
4. First Reading of By-law No. 20/2020 by Council on September 30, 2020
5. Manitoba Status of Title 2942006/1
6. Caveat 3232396
7. Drawing of subject property
8. Report from the Urban Planning Division dated October 20, 2020
9. Inspection Report

REPRESENTATIONS:

In Support:

Nil

In Opposition:

Nil

For Information:

Nil

For the City:

R. Kostiuk, Planner, Planning, Property and Development Department

Exhibit "8" referred to in File SPA 1/2020

ADMINISTRATIVE REPORT (Supplementary)

Title: By-Law 20/2020 – (80 Snow Street) Amendment to Complete Communities Direction Strategy By-law – Major Redevelopment Site 'I' (Old Southwood Golf Course)

Critical Path: Standing Policy Committee on Property and Development, Heritage and Downtown Development → Executive Policy Committee – Council

AUTHORIZATION

Author	Department Head	CFO	CAO
D. Jopling	J. Kiernan		

EXECUTIVE SUMMARY

Major Redevelopment Site 'I' (the "MRS"), as shown in the Complete Communities Direction Strategy By-law No. 68/2010 ("Complete Communities"), was originally intended to include lands owned by the University of Manitoba exclusively. The Public Service has determined that the existing boundaries of the MRS include 3.8 acres of privately owned, and partially developed land (the "Subject Land"), which derives services directly from outside the MRS. Development applications for further development of the Subject Land will not be accepted until a secondary plan by-law has been adopted in respect of the MRS. The proposed amendment will remove the Subject Land from the MRS and allow for development to be considered on the Subject Land in advance, and independent of, a secondary plan by-law being adopted for the MRS.

The By-law received first reading at council on September 30, 2020. Standing Policy Committee on Property and Development, Heritage, and Downtown Development has been directed to hold the required public hearing and provide Council with recommendations for consideration of second and third reading.

RECOMMENDATIONS

1. That Council give second and third reading to By-law No. 20/2020.

2. That the proper offices of the City be authorized to do all things necessary to implement the intent of the foregoing.

REASON FOR THE REPORT

Adjusting the boundary of Major Redevelopment Site 'I' (the "MRS") as provided in the Complete Communities Direction Strategy By-law No. 68/2010 requires a by-law amendment be considered by Council and that a public hearing be held between first and second reading.

IMPLICATIONS OF THE RECOMMENDATIONS

Should the recommendation be concurred in, Council will give second and third reading to By-law No. 20/2020, and the boundary of the MRS as provided in the Complete Communities Direction Strategy By-law No. 68/2010 will be adjusted and development applications for further development of the Subject Land may be accepted.

HISTORY/DISCUSSION

- In 2011, the *Complete Communities Direction Strategy By-law No. 68/2010 (Complete Communities)* was adopted by Council.
- *Complete Communities* identifies Major Redevelopment Sites as *transformative opportunities for the development of complete communities with significant residential and employment densities and attractive urban design, capitalizing on vacant or underutilized sites within the existing urban fabric.*
- The former Southwood Golf Course lands, now owned by the University of Manitoba, are identified as Major Redevelopment Site 'I' of *Complete Communities*.
- Development within a Major Redevelopment Site (MRS) is to include a *proactive and collaborative planning process* that includes working *with landowners and other stakeholders to establish local goals and objectives... this could include minimum and maximum density targets. (Complete Communities* – Section 03 Transformative Areas - Direction 1).
- The University of Manitoba is currently in the process of preparing a secondary plan for MRS 'I'. The plan will provide policy direction for the future servicing and development of the lands within the MRS. Proposals for development within MRS 'I' will not be accepted until the Plan has been adopted by Council.
- In addition to land owned by the University of Manitoba, the MRS 'I' boundary includes 3.8 acres of partially developed land (the "Subject Land") with frontage on Snow Street owned by a private entity (See Attachment B – Zoning and Existing Development).
- In 2005, the subject land was rezoned to RM-3 Multiple-Family District (BL 171/2005) to allow for the development of a multi-story apartment building. The RM-3 Zoning District was renamed 'RMF-M' Multi-Family District when the current City-wide Zoning By-law (BL 200/2006) was adopted.

- In 2007, a 5 storey, 16,379 ft^2 addition with underground parkade was added to the subject land as phase 2 of development.
- The subject land obtains services (i.e. public road access, sewer, water and drainage) from Snow Street, west of the MRS.
- A portion of the subject land remains undeveloped and could potentially accommodate additional multi-family residential development. Further development of the Subject Land will obtain services from Snow Street and not from future services developed within the MRS.
- The secondary plan being developed by the University of Manitoba for the MRS will not include analysis related to the development of the subject land.
- The proposed amendment will adjust the boundaries of MRS 'I' to exclude the subject land from the MRS. This will allow for development of the subject land to be considered in advance of a secondary plan being adopted for the MRS.
- Adoption of the proposed amendment will result in the subject land being designated 'Area of Stability'. Future development of the subject land will be subject to the following Key Direction from *OurWinnipeg*:

  > *Enhance the quality, diversity, completeness and sustainability of stable neighbourhoods and expand housing options for Winnipeg's changing population* (*OurWinnipeg,* p 39)

- On September 30, 2020, Council gave first reading to the subject By-law No. 20/2020 and directed that the Standing Policy Committee on Property and Development, Heritage, and Downtown Development to hold a public hearing as required by *The Charter* and *The Development Procedures By-law,* and submit its recommendations on same to Council.

CONSULTATION

This Report has been prepared in consultation with:

Legal Services (as to legal issues)
Water & Waste Department – Office of Sustainability

OURWINNIPEG POLICY ALIGNMENT

OurWinnipeg Section 01; Direction 2 defines 'Areas of Stability' as:

> *Areas where moderate change is anticipated that present some of the best opportunities to accommodate infill development and to increase the range of housing for families and individuals within areas that take advantage of existing infrastructure, transit and amenities such as local retail, schools, parks and community services.*

OurWinnipeg provides the following Key Direction for development in Areas of Stability:

> *Enhance the quality, diversity, completeness and sustainability of stable neighbourhoods and expand housing options for Winnipeg's changing population.*

OurWinnipeg provides the following Additional Directions for development in Areas of Stability:

> *Support the completion of Areas of Stability.*
>
> *Develop and apply indicators to identify reinvestment areas, which will be targeted for new investment, including public investment in areas like housing and recreation.*
>
> *Support opportunities to enhance complete community objectives in Emerging Communities.*

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Not Applicable

SUBMITTED BY

Department: Planning, Property and Development
Division: Urban Planning and Design
Prepared by: James Platt, RPP, MCIP
Date: October 20, 2020

Attachments:
Attachment A – Letter of Intent

Attachment B – Zoning and Existing Development

Attachment A – Letter of Intent Con't

Winnipeg

January 13, 2020

City of Winnipeg
Planning, Property and Development Department
Zoning and Permits Branch
31-30 Fort Street
Winnipeg, Manitoba R3C 4X7

RE: COMPLETE COMMUNITIES DIRECTION STRATEGY BY-LAW AMENDMENT – MAJOR REDEVELOPMENT SITE 'I' BOUNDARY ADJUSTMENT (LETTER OF INTENT)

Major Redevelopment Site 'I' (Old Southwood Golf Course), as provided in the *Complete Communities Direction Strategy By-law 68/2010*, is meant to include lands owned by the University of Manitoba exclusively. It has come to our attention that the boundary of Major Redevelopment Site 'I' (Old Southwood Golf Course), includes ~3.8 acres of land owned by entities outside of the University of Manitoba. This land (the subject land) contains two existing apartment buildings and an undeveloped area with Snow Street addresses (80, 84 and 88 Snow Street respectively). The subject land derives no services from the land within Major Redevelopment Site 'I'. The proposed amendment will remove the subject lands from Major Redevelopment Site 'I' (see Attachment 'A' – Proposed Boundary Adjustment).

Development within Major Redevelopment Site 'I' is subject to the adoption of a secondary plan prepared on behalf of the University of Manitoba. Further development of the subject land will be done independently of the adjacent properties. Adjusting the Major Redevelopment Site 'I' boundary accordingly will allow for development of the subject land to proceed in advance of a plan being prepared and submitted for the University of Manitoba lands for Council adoption as a secondary plan by-law.

The proposed amendment will require that the boundary of Major Redevelopment Site 'I' be adjusted accordingly in the following *Complete Communities* figures:
Figure 02a – Winnipeg's Urban Structure
Figure 03a – Transformative Areas

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3rd Floor, 65 Garry St., Winnipeg, MB R3C 4K4
Bureau du directeur
65, rue Garry, troisième étage, Winnipeg (Manitoba) R3C 4K4

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Figure 03f – Major Redevelopment Sites

It should also be acknowledged that a major review of *Complete Communities*, which considers such matters as boundary corrections, is currently underway. However, the timeline for completion of this review continues to be subject to change. The proposed amendment can be expected to be adopted by Council far in advance of the completion of the *Complete Communities* review.

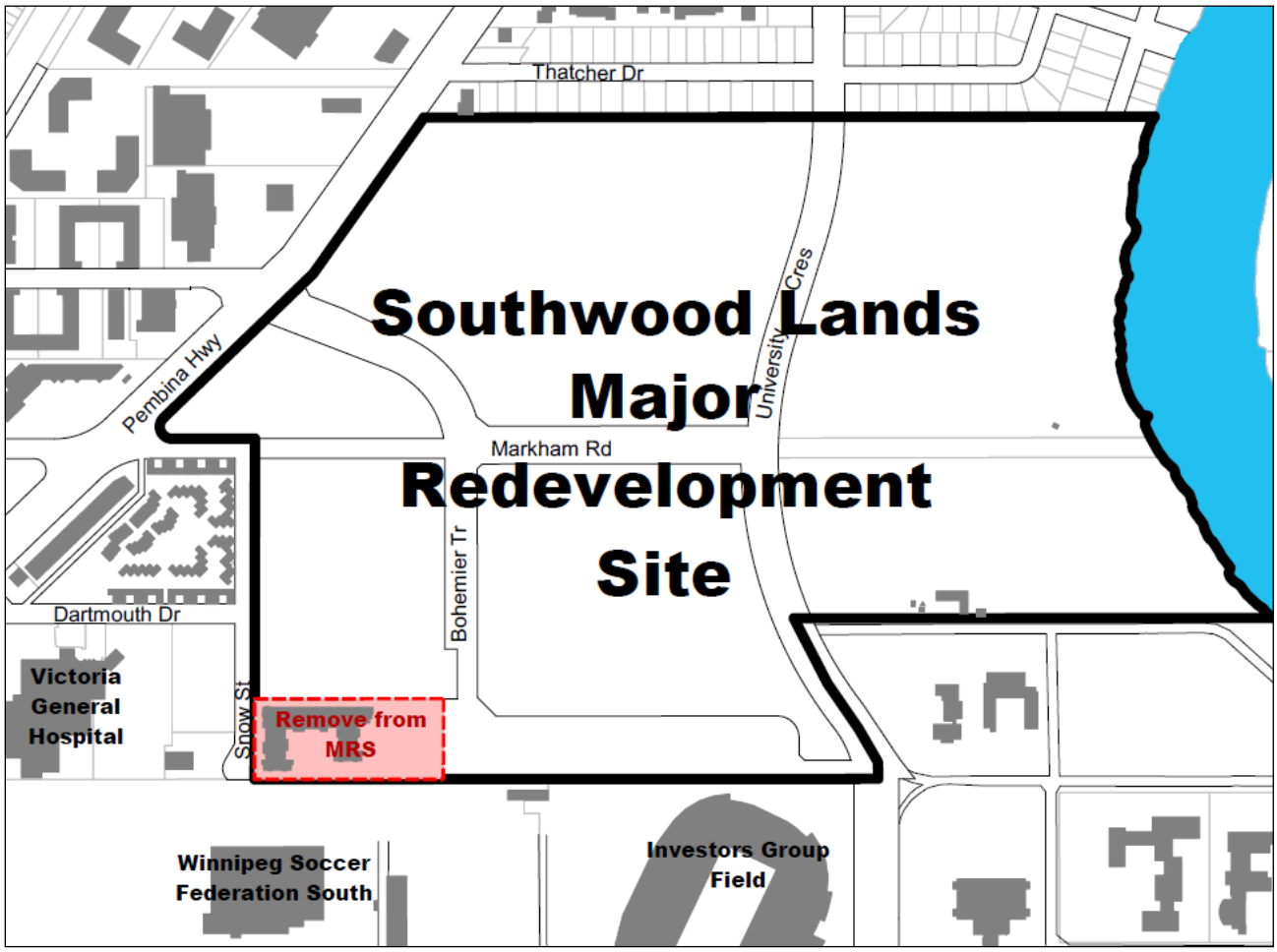
Sincerely,

Signed by John Kiernan
John Kiernan
Director

Attachments:

A - Proposed Boundary Adjustment
B – CCDS Figures to be Amended

Attachment A - Proposed Boundary Adjustment



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Attachment B - Complete Communities Direction Strategy Figures to be Amended

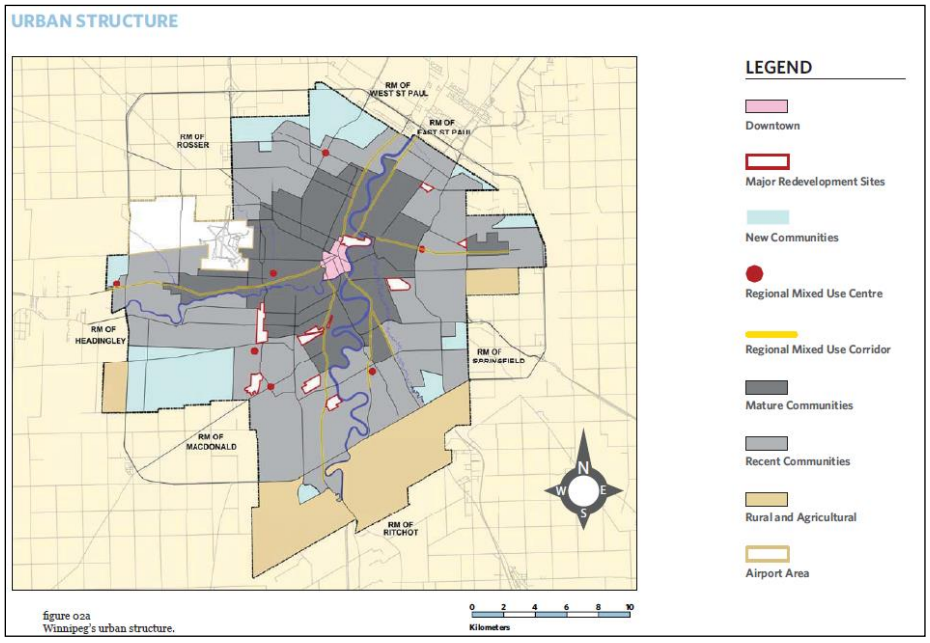


figure 02a
Winnipeg's urban structure.

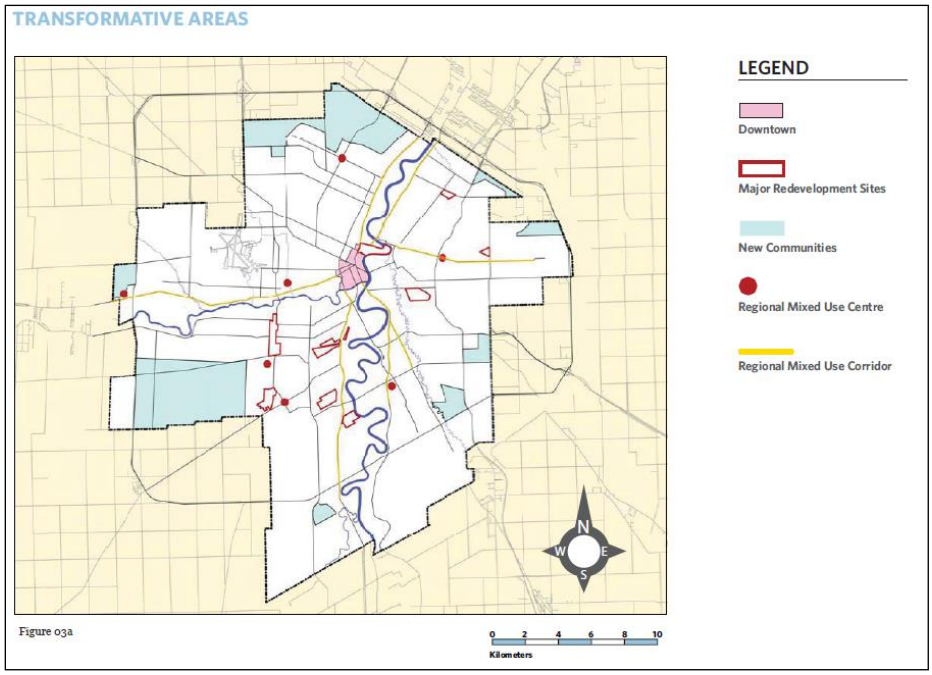
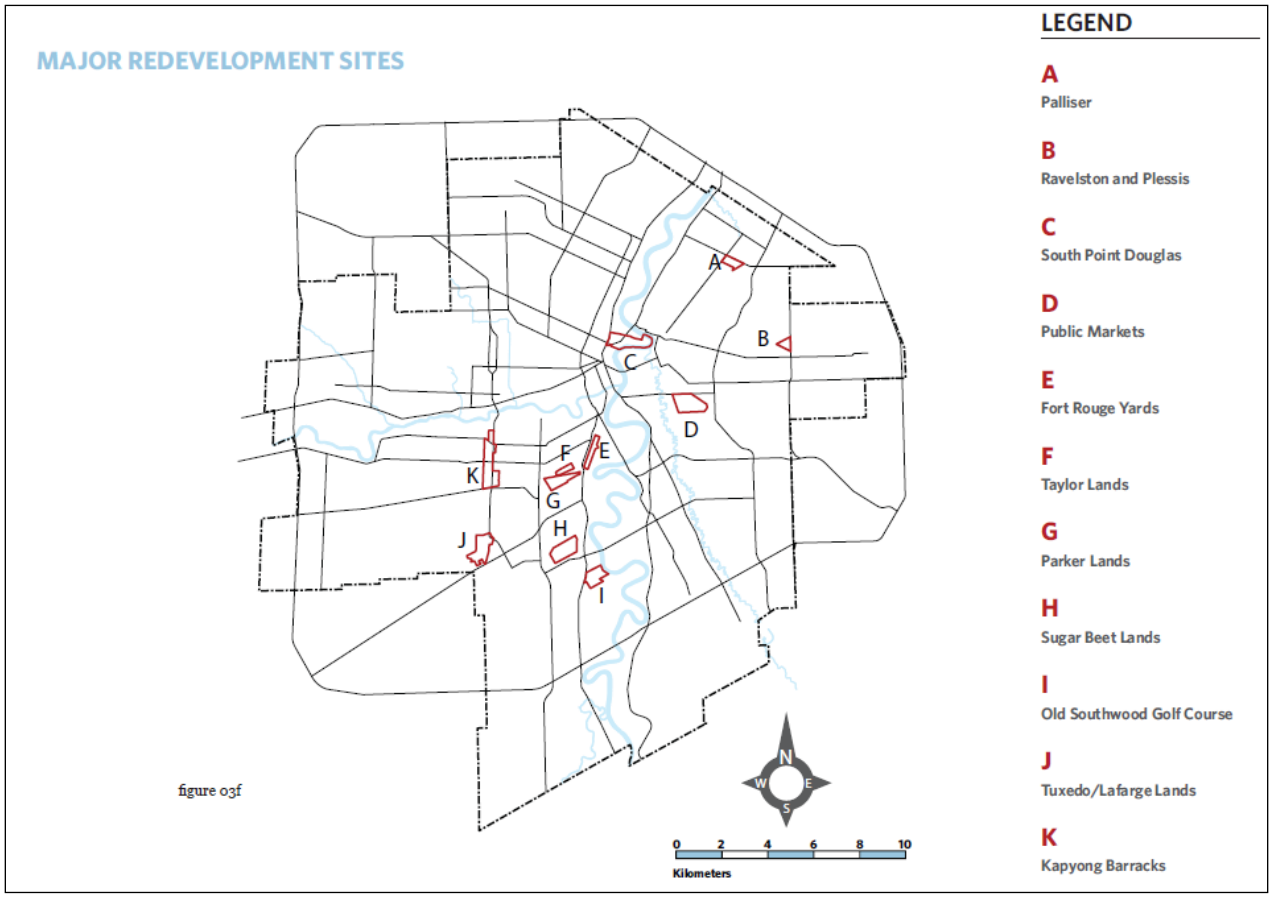


Figure 03a

Attachment B Continued



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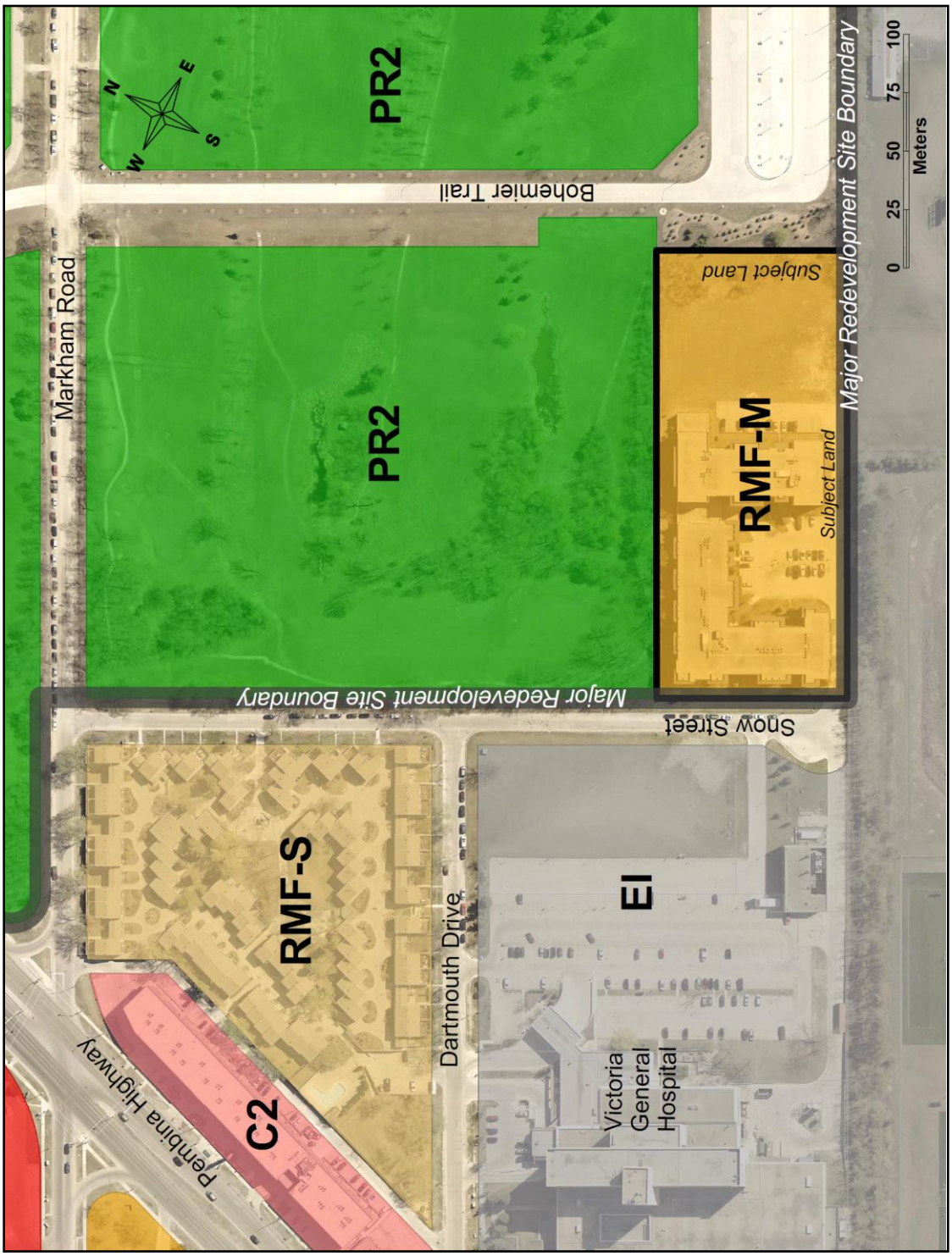
PR2
Bohemier Trail
Markham Road
PR2
Subject Land
RMF-M
Subject Land
Major Redevelopment Site Boundary
Major Redevelopment Site Boundary
Snow Street
RMF-S
Dartmouth Drive
EI
Victoria General Hospital
C2
Pembina Highway
0 25 50 75 100
Meters
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